

**MINUTES OF THE REGULAR PLANNING BOARD MEETING
MONDAY, SEPTEMBER 8, 2008
COUNCIL CHAMBERS, CITY HALL
2263 SANTA CLARA AVENUE – 7:00 PM**

President Kohlstrand called the meeting to order at 7:08 p.m.

FLAG SALUTE: Vice President Ezzy Ashcraft

ROLL CALL:

PRESENT: .

ABSENT: Board members Autorino, Lynch, and McNamara.

STAFF PRESENT: Andrew Thomas, Planning Services Manager/Secretary to the Planning Board; Assistant City Attorney Farimah Faiz, Planner III Doug Garrison; Althea J. Carter, Executive Assistant/Recording Secretary; Obaid Khan, Public Works; Eric Fonstein, Development Services, Doreen Soto, Development Services

MINUTES:

Minutes for the meeting of July 14, 2008 (pending).

Minutes from the meeting of July 28, 2008 (pending)

Minutes from the meeting of August 11, 2008 (pending)

Minutes from the meeting of August 25, 2008 (pending)

5. AGENDA CHANGES AND DISCUSSION:

Board member Cunningham moved and Vice President Ezzy Ashcraft seconded the motion to move Consent Calendar Item #8-A to Regular Agenda Items and, at the request of the applicant, to continue Item 9-A to the meeting of September 22, 2008. The motion passed with the following voice vote – 4, Noes: 0; Absent: 3; Abstain: 0.

6. STAFF COMMUNICATIONS:

6-A. Future Agendas

Staff provided an update on future agenda items.

6-B. Zoning Administrator Report

The Zoning Administrator meeting of September 2, 2008 was cancelled.

7. ORAL COMMUNICATIONS:

- * Anyone may address the Board on a topic not on the agenda under this item by submitting a speaker's information slip, subject to the 5-minute time limit.

The public hearing was opened.

Patsy Paul spoke in opposition to the number of affordable housing units relocated from Grand Marina to Island High. She believes affordable housing options should be one-half rentals and one-half home ownership and design of housing on the Island High site should reflect the historical character of the neighborhood.

Nanette Burdick supported the comments made by Patsy Paul.

The public hearing was closed.

8. CONSENT CALENDAR:

Consent Calendar items are considered routine and will be enacted, approved or adopted by one motion unless a request for removal for discussion or explanation is received from the Planning Board or a member of the public by submitting a speaker slip for that item.

9. REGULAR AGENDA ITEMS:

- 8-A. Alameda Landing Development Agreement Annual Review.** The applicant, Catellus – A Prologis Company, requests a Periodic Review of the Alameda Landing Development Agreement as required under Zoning Ordinance Section 30-95.1. The properties are zoned MX (Mixed Use Planned Development District). (AT) **This item was moved from Consent to Regular Agenda Items.**

Andrew Thomas presented the staff report. The applicant has met all obligations and is in compliance with the Development Agreement. Staff recommends the Board declare that the Developer has demonstrated good faith compliance with the material terms and conditions of Alameda Landing Development Agreements.

Aidan Barry, Catellus representative, provided an update on development of the site. It was a seven year acquisition process to negotiate the use of 860 Atlantic for educational purposes. The site is approximately 25,000 square feet with 9,000 square feet of laboratory space. A 4-party agreement to gain right of way access was reached in advance of the estimated timeline. Clif Bar terminated the letter of intent since a specific delivery schedule for building could not be reached. Clif Bar is back in negotiations regarding a potential site at Alameda Landing. The company is looking for a 100,000 square foot headquarters but is also considering locations in other cities.

Negotiations are ongoing regarding retail development. The decline in the real estate market has negated most pending deals. Target has initiated discussions regarding a location at this site. If negotiations progress the Board will be provided with an update.

In response to an inquiry from Board member Ezzy Ashcraft, the applicant stated there have been no changes regarding the reuse of the wharf and warehouses. The plan is to remove 100 feet to allow public access. This includes the existing parking shed.

Board member Cunningham moved and Vice President Ezzy Ashcraft seconded the motion declaring the Developer in compliance with the material terms and conditions of the development agreements. The motion passed with the following voice vote – 4, Noes: 0; Absent: 3; Abstain: 0.

9-A. PLN08-0153 – General Plan Amendment –2400 Mariner Square Drive. The applicant is requesting a General Plan Amendment for the MU2 Mariner Square Specific Mixed Use Area to permit additional office use. The site is located at 2400 Mariner Square Drive within M-2-PD General Industrial (Manufacturing) Planned Development Zoning District. (CE). **(Continued from August 11, 2008).**

At the request of the applicant, this item was continued to the regularly scheduled Planning Board meeting of September 22, 2008.

9-B. North Lincoln Strategic Plan. The Planning Board will be reviewing the August 2008 Public Review Draft of the Gateway District Strategic Plan and making a recommendation to the City Council. The Gateway District Strategic Plan recommends redevelopment and design strategies on the blocks on either side of Park Street between Tilden Avenue and the Park Street Bridge. (DG)

Ian Ross, with City Design Collective, gave an overview of his consulting firm which was responsible for preparing the report. He presented the plan to the Board. He explained that the approach used to create the proposal was based on land use history in Alameda and discussed the purpose of the strategic plan as well as the process used to obtain public input. The plan recommends eliminating single use zoning and creating flexibility to attract new businesses. The proposal does not impact existing parcels but sets guidelines for new projects. Economic recommendations include: creating custom land use options, targeting businesses that complement the plan, and encouraging new residential uses.

In response to a question from the Board, staff reviewed the process for Board comments and discussion, and how the Board's input would be incorporated into the Strategic Plan.

The public hearing was opened.

Joseph Yon spoke in support of including the Island High site in the Strategic Plan. He would like the Island High site limited to 12 units. He also submitted written comments.

Christopher Buckley submitted written comments. He was pleased with the plan and suggested some small changes detailed in his written comments.

Corinne Lambden spoke on behalf of the Alameda Architectural Preservation Society (AAPS). She expressed concern regarding building height and would like to see it reduced from 100 feet to four stories. She was concerned that a parking structure would not meet demand. She would like the plan to consider hidden historic treasures and did not believe the maps contained in the plan included all historic buildings in Alameda, because the AAPS shows 112 historic buildings in Alameda and the Strategic Plan states there are only 56.

Charles Howell from AAPS would like a comprehensive list of historic buildings. He would prefer multiple small parking structures as opposed to one large structure and he would like a reduction of building height from 100 feet to 40 feet.

Nanette Burdick believed it was a good plan but she did have some concerns regarding building height and would prefer multiple smaller parking structures. She believed redevelopment of the Island High site should be compatible with the neighborhood.

David Kirwin had some of his concerns addressed during Ian's presentation. He did not believe the plan would negatively affect traffic, and should accommodate bicyclists as well as pedestrians.

The public hearing was closed for board discussion.

A Board discussion ensued regarding the vision and goals for the area. Green elements should be incorporated into the Plan as much as possible. Acknowledgement that this is a waterfront area and incorporation of marine uses should be included. A possible partnership with Oakland concerning residential uses and water access should be explored. The plan should consider noise and traffic with pedestrian uses as well as bicycle parking. A water taxi from Jack London Square to Alameda should be considered, and public access to the water is important.

In response to an inquiry from the Board, staff responded that development regulations must be revised prior to approval of the Strategic Plan.

The Board expressed concerns about providing widespread on street parking and agreed with the public input regarding smaller parking structures. The Board would prefer additional parking structures be wrapped into retail. Roof top parking should be considered. Use of the existing city parking garage should be encouraged.

Staff responded that citywide parking requirements would be presented to the Board at a future date prior to zoning updates.

The Board provided the following direction:

- No drive-through access on Park Street
- Take inventory of and make accommodations for historic structures
- Underground all utilities
- At the intersection of Park and Lincoln pedestrian improvements are needed
- Tilden Street needs attention regarding bicycle paths and pedestrian walkways
- Pedestrian connection to Park Street bridge
- Link the plan to other initiatives, for example the Transportation Element, Parking, and Public Art Commission
- Consider rooftop parking in addition to garages
- Identify parking structures that should be retained
- Further work should be done to create waterfront guidelines for this area

The Board thanked the consultant for a very thorough analysis.

9-C. Form-Based Zoning Study. The Planning Board will hold a study session to discuss form-based approaches to land use regulations and the potential applicability of form-based zoning for areas within Alameda. The Planning Board will not be taking an action on this item. The study session is for informational purposes only. (AT)

This item was continued to a future meeting date.

President Kohlstrand approved a short recess.

9-D. Ballena Bay Study Session. The Planning Board will hold a study session to review preliminary residential development concepts for the Ballena Bay area. The Ballena Bay area is located south of Tidewater Drive on Ballena Boulevard. The area is zoned CM, Commercial Manufacturing. Per direction from the City Council, the Planning Board is asked to provide review and comment on the proposals, but the Board will not be taking any final action on this item. The study session is for informational purposes only. (DS/DSD)

Doreen Soto presented the staff report. She explained the first step in the 4-5 year process was renegotiation of the marina lease. The lease, approved in 2007, requires upgrades to the site including removal/replacement of the wooden piers. The lease requires that the property be divided into three parcels: the marina parcel, the commercial parcel, and the remainder parcel. The remainder parcel is being used for housing and open space as directed by the City Council.

In response to a board inquiry staff responded that the site is not currently zoned for residential.

The developer presented the design concept for this site. There were three main objectives affecting the design: create a successful marina, create pedestrian friendly open space, and the financial consideration where the residential component pays for open space improvements and ongoing maintenance. There are 19 acres of residential and open space. The road is being redesigned to provide access to the marina and the residential development. A parking lot is included for marina users as well as public access parking for open space users. The residential area is designed with cul-de-sacs and each property has views of the bay. The total open space area is 10 acres and the bay trail will be incorporated into the open space design. The design includes 4 acres for streets and parking, and five acres for 61 residential units. These units will be single-family dwellings and includes a few duplexes.

The public hearing was opened.

No speaker slips were received.

The public hearing was closed for Board discussion.

Board member Cunningham stated that he liked the project design. He would like the cul-de-sacs to be designed uniquely so they do not all look exactly alike.

Vice President Ezzy Ashcraft inquired about the vision for commercial uses.

Staff responded that commercial uses would be office space and driven by the real estate market. Tidelands regulations restricts the area to marine uses only.

Board member Ezzy Ashcraft inquired whether predicted rising sea levels were taken into account with the design.

The developer responded yes.

Vice President Ezzy Ashcraft moved and Board member Cook seconded the motion to extend the meeting to 11:15 p.m. The motion passed unanimously.

A Board discussion ensued on safety and public access to the open areas.

The developer stated that residential areas are considered 24 hour use areas. Restaurants that are open late provide a sense of safety but residents may be opposed to the increased traffic.

Board member Cook inquired whether all the cul-de-sacs have roads that go all the way through, and how will it be clear to the public that the road is publicly accessible.

The developer responded that alternating cul-de-sacs are designed to pass through. Streetscape and the design of the connectors to provide visibility will be used to encourage public access.

In response to a board inquiry, the developer explained that 400 parking spaces are included in the development plan. Along some areas parking is restricted to marina users but there are also unassigned parking areas.

President Kohlstrand stated she like the development concept and the applicant had done a good job considering the constraints of the site. She would like more focus on how to address geotechnical issues and sea level rise.

10. WRITTEN COMMUNICATIONS:

NONE.

11. BOARD COMMUNICATIONS:

Board members may ask a question for clarification, make a brief announcement or make a brief report on his or her activities. In addition, the Board may provide a referral to staff or other resources for factual information, request staff to report back to the body at a subsequent meeting concerning a City matter or, through the chair, direct staff to place a request to agendize a matter of business on a future agenda.

The Board requested staff provide an update on the status of Alameda Point at a future meeting.

12. ADJOURNMENT:

11:03 p.m.

Respectfully submitted,

Andrew Thomas, Secretary
City Planning Board

This meeting was audio and video taped.